

KIMBALL DENISE
12 C&K LOOP
EAST WATERBORO ME 04030

B13485P236 B16914P808 B16943P728 B17299P856

Previous Owner
DURP LLC.
ATTN: DENISE A KIMBALL
12 C&K LOOP
E WATERBORO ME 04030
Sale Date: 8/16/2016

Previous Owner
DAVIGNON JOHN F
C/O DURP LLC
112 WOODS RD
FALMOUTH ME 04105
Sale Date: 12/22/2014

Previous Owner
MECONDO LLC
C/O CHRISTOPHER SCIACCA
118 PRESCOTT STREET
NORTH ANDOVER MA 01845
Sale Date: 7/05/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	73,000	10,000	93,000		
1ST MORTGAGE 0			2013	30,000	73,000	10,000	93,000		
2ND MORTGAGE 0			2014	30,000	73,000	10,000	93,000		
Zone/Land Use 11 Residential			2015	30,000	73,000	10,000	93,000		
Secondary Zone			2016	30,000	73,000	0	103,000		
Topography 1 Level			2017	30,000	73,000	0	103,000		
1.Level 4.Below St 7.Steep			2018	15,000	73,000	0	88,000		
2.Rolling 5.Low 8.Wet			2019	15,000	73,000	0	88,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	73,000	20,000	68,000		
Utilities 9 No Water/No Sewer			2021	16,500	73,000	24,500	65,000		
1.Public 4.Improve 7.Improve			2022	18,000	80,300	25,000	73,300		
2.Water 5.Improve 8.			2023	19,800	89,100	25,000	83,900		
3.Sewer 6.Improve 9.None			2024	22,200	100,100	25,000	97,300		
Street 1 Paved			2025	25,000	150,800	25,000	150,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 8/16/2016			14.Rear Land				%		3.Topography
Price 66,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	43	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 005-033-012

Account 4572

Location 12 C & K LOOP

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 8 Floor/Wall Unit M			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	9 None			
Dwelling Units	1			2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units	0			3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories	2 Two Story			4.Steam	8.FI/WallM 12.			3.3/4 Fin	6.1/2 Unfi	9.None	
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation	1 Full		
2.2	5.1.75	8.		1.Refrig	4.W&C Air 7.			1.Full	4.Minimal 7.		
3.3	6.2.50	9.		2.Evapor	5. 8.			2.Heavy	5.Unk 8.		
Exterior Walls	8 Alumunum/Vinyl			3.H Pump	6. 9.None			3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor	3 Average 80%		
2.Wd Sh	6.Br/St	11.		2.Typical	5. 8.			1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6. 9.None			2.D Grade	5.A Grade 8.		
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint)	368		
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	6 Good		
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	4			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good 9.Same		
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1986			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	2004			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin: 0;">TRIO</div> </div>	2.O-Built	5.CDU	8.Other				
2.C Block	5.Slab	8.	3.Damage		6.Style	9.None					
3.Br/Stone	6.Prs/Post	9.	Econ. % Good		100%						
Basement	4 Full Basement				Economic Code	None					
1.1/4 Bmt	4.Full Bmt	7.	0.None		3.Services	7.					
2.1/2 Bmt	5.None	8.	1.Location		4.Traffic	8.					
3.3/4 Bmt	6.	9.None	2.Encroach		9.None	9.					
Bsmt Gar # Cars	0				Entrance Code	0					
Wet Basement	1 Dry Basement				1.Interior	4.Vacant	7.				
1.Dry	4.	7.	2.Refusal		5.Estimate	8.					
2.Damp	5.	8.	3.Informed		6.Office	9.RS					
3.Wet	6.	9.	Information Code		0						
			1.Owner		4.Agent	7.					
			2.Relative		5.Estimate	8.					
			3.Tenant		6.Other	9.SNY					

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
46 2S Fr Overhang	0	16	0 0	0	0	0	%	1.One Story Fram
							%	2.Two Story Fram
							%	3.Three Story Fr
							%	4.1 & 1/2 Story
							%	5.1 & 3/4 Story
							%	6.2 & 1/2 Story
							%	21.Open Frame Por
							%	22.Encl Frame Por
							%	23.Frame Garage
							%	24.Frame Shed
							%	25.Frame Bay Wind
							%	26.1SFr Overhang
							%	27.Unfin Basement
							%	28.Unfinished Att
							%	29.Finished Attic

